FILED
GREENVILLE, S.C.
R.M.C.

CONDITIONAL ASSIGNMENT OF LEASES

KNOW ALL MEN BY THESE PRESENTS THAT Golden Oaks Partnership I, A General Partnership, hereinafter called the "ASSIGNOR", in consideration of One Dollar paid by First National Bank of South Carolina, hereinafter called the "ASSIGNEE", hereby conveys, transfers and assigns unto the ASSIGNEE, its successors and assigns, all the rights, interest and privileges which the ASSIGNOR as Lessors have and may have in any lease now existing or hereafter made and affecting the real property described below or any part hereof, located at:

Thousand Oaks Boulevard, Golden Oak Business Park
Greenville, South Carolina

as said lease(s) may have been, or may from time to time be hereafter modified, extended and renewed, with all rent, income and profits due and becoming due therefrom. The ASSIGNOR will, on request of the ASSIGNEE, execute assignments of any future lease affecting any part of said premises.

The assignment is made an additional security for the payment of a certain Note and Mortgage and all extensions or modifications thereof executed by Assignor to Assignee, dated February 3, 1984, covering real property situate in the County of Greenville, State of South Carolina, and briefly described above.

This assignment shall become operative upon any default being made by the ASSIGNOR under the terms of the aforesaid Mortgage and the Note secured hereby, and shall remain in full force and effect so long as any default continues to exist in the matter of the making of any of the

(CONTINUED ON NEXT PAGE)

SCTS 1 FEB 07 84 931 $.00CT